

**CITY OF SALISBURY, NORTH CAROLINA  
LAND DEVELOPMENT ORDINANCE**

**TABLE OF CONTENTS**

	<u>Page</u>
<b>1.0 Purpose and Applicability</b>	1-1
1.1 Official Title and Map	1-1
1.2 Purpose	1-1
1.3 Authority	1-3
1.4 Applicability	1-3
1.5 Relation to Other Ordinances	1-3
1.6 Land Development District Map Interpretation	1-3
1.7 Conformance with Adopted Plans	1-4
1.8 Fractional Requirement Interpretation	1-5
1.9 Previously Approved Group Development Plans	1-5
1.10 Lots of Record	1-5
1.11 Effective Date	1-5
 <b>2.0 Districts</b>	 2-1
2.1 Purpose	2-1
2.2 Placement of District Provisions	2-3
2.3 Base Districts	2-4
2.4 Specific Base District Provisions	2-8
2.5 Density	2-12
2.6 Overlay Districts	2-13
2.7 Uses Permitted By District	2-22
 <b>3.0 Additional Use Standards</b>	 3-1
3.1 Purpose and Intent	3-1
3.2 Applicability	3-1
3.3 Additional Standards by Use	3-1
 <b>4.0 General Lot, Infill, and Structure Provisions</b>	 4-1
4.1 Applicability	4-1
4.2 General Lot Requirements	4-1
4.3 Infill Standards	4-2
4.4 Accessory Buildings and Structures	4-6
4.5 Temporary Buildings and Uses	4-7
4.6 Containment Area for Trash and Recyclables	4-8
4.7 Mechanical Equipment Screening	4-8
4.8 Outdoor Storage	4-9

## TABLE OF CONTENTS

---

<b>5.0</b>	<b>Building Types and Standards</b>	5-1
5.1	Purpose and Intent	5-1
5.2	Applicability	5-1
5.3	Exceptions	5-1
5.4	General Provisions for All Building Types	5-2
5.5	Residential Building Types	5-5
5.6	Mixed-Use & Commercial Building Types	5-18
5.7	Institutional & Public Landmark Building Types	5-24
<b>6.0</b>	<b>Environmental Protection</b>	6-1
6.1	Purpose and Intent	6-1
6.2	Demolition Landfill Development	6-1
6.3	Sedimentation and Erosion Control	6-1
6.4	Pre-Development Site Grading	6-1
6.5	Flood Damage Protection Ordinance	6-2
6.6	Watershed Protection Ordinance	6-28
6.7	Phase II Stormwater Ordinance	6-50
<b>7.0</b>	<b>Recreational Open Space</b>	7-1
7.1	Purpose and Intent	7-1
7.2	Applicability	7-1
7.3	General Provisions	7-1
7.4	Recreational Open Space Ownership	7-2
7.5	Recreational Open Space Allocation	7-3
7.6	Payment in Lieu of Allocation	7-6
<b>8.0</b>	<b>Landscaping</b>	8-1
8.1	Purpose and Intent	8-1
8.2	Applicability	8-1
8.3	General Provisions	8-2
8.4	Landscape Plan	8-3
8.5	Credits for Tree Protection & Preservation	8-3
8.6	Planting Yards	8-5
8.7	Street Yards	8-8
8.8	Street Trees	8-9
8.9	Landscape Standards for Parking Lots	8-10
8.10	Landscape Standards and Specifications	8-11
8.11	Alternate Methods of Compliance	8-13
8.12	Plant Substitution	8-13

<b>9.0</b>	<b>Subdivision, Streets, and Connectivity</b>	9-1
9.1	Purpose and Intent	9-1
9.2	General Subdivision Platting Provisions	9-2
9.3	Required Improvements	9-3
9.4	Installation of Improvements	9-3
9.5	Permanent Reference Points	9-5
9.6	Street Design & Layout Provisions	9-6
9.7	Street Sections	9-10
9.8	Connectivity & Street Stubs	9-15
9.9	Traffic Calming	9-17
9.10	Bicycle Accommodations	9-17
9.11	Access Management	9-17
9.12	Transportation Impact Analysis	9-18
<b>10.0</b>	<b>Parking</b>	10-1
10.1	Purpose and Intent	10-1
10.2	General Parking Provisions	10-1
10.3	Required Vehicle & Bicycle Parking	10-3
10.4	Off-Street Parking Area Design Provisions	10-4
10.5	Bicycle Parking Provisions	10-6
10.6	Parking Lot Connections	10-7
<b>11.0</b>	<b>Lighting On Private Property</b>	11-1
11.1	Purpose and Intent	11-1
11.2	Administration	11-1
11.3	Outdoor Lighting Provisions	11-2
11.4	Non-Residential Lighting Design Provisions	11-3
<b>12.0</b>	<b>Signs</b>	12-1
12.1	General Purpose and Scope	12-1
12.2	General Provisions	12-1
12.3	Signs Permitted by Right	12-2
12.4	Sign Measurement	12-3
12.5	Principal/Primary Signage Types	12-4
12.6	Permitted Signage by District	12-6
12.7	Special Sign Overlay Districts	12-14
12.8	Signage for Shopping Centers, Multi-Tenant Development	12-16
12.9	Special Sign Provisions	12-18
12.10	Sign Illumination and Lighting	12-24
12.11	Maintenance, Repair, Removal of Signs	12-24
12.12	Prohibited Signs	12-25

## TABLE OF CONTENTS

---

<b>13.0</b>	<b>Nonconformities</b>	13-1
13.1	Purpose and Applicability	13-1
13.2	Summary Applicability Matrix	13-2
13.3	Nonconforming Uses	13-3
13.4	Nonconforming Principal Structures	13-3
13.5	Nonconforming Accessory Uses and Structures	13-4
13.6	Nonconforming Lots	13-4
13.7	Nonconforming Signs	13-5
13.8	Nonconforming Landscaping, Screening, and Lighting	13-6
13.9	Nonconforming Street Frontages	13-6
13.10	Nonconforming Plans	13-6
13.11	Nonconformities in a Watershed Area	13-7
13.12	Appeals and Modifications	13-8
<b>14.0</b>	<b>Agencies, Boards, and Commissions</b>	14-1
14.1	Administrator	14-1
14.2	Boards and Commissions Established	14-2
14.3	Meetings and General Procedures	14-6
14.4	Staff	14-7
<b>15.0</b>	<b>Development Process</b>	15-1
15.1	Purpose and Intent	15-1
15.2	General Applicability	15-1
15.3	Public Notification for Public Hearings	15-2
15.4	Administrative Permit Procedures-General Provisions	15-3
15.5	Predevelopment Site Grading Permit	15-5
15.6	Zoning Permits	15-6
15.7	Certificate of Appropriateness	15-7
15.8	Minor Site Plan	15-12
15.9	Major Site Plan	15-13
15.10	Subdivision Procedures-General Provisions	15-14
15.11	Exception Plat Subdivision	15-15
15.12	Minor Subdivision	15-16
15.13	Major Subdivision	15-17
15.14	Quasi-Judicial Procedures-General Provisions	15-18
15.15	Administrative Appeals	15-19
15.16	Variances	15-19
15.17	Special Use Permits	15-21
15.18	Legislative Procedures-General Provisions	15-24
15.19	Text Amendments	15-27
15.20	Map Amendments (Rezoning)	15-28
15.21	Conditional Districts	15-29
15.22	Vested Rights	15-32
15.23	Transportation Impact Analysis	15-35
15.24	Stormwater Permit	15-36

<b>16.0</b>	<b>Development Plan Requirements</b>	16-1
16.1	Purpose and Intent	16-1
16.2	Number of Plan Sets Required	16-1
16.3	Schematic Plan Requirements	16-1
16.4	Master Plan/Preliminary Plat Requirements	16-2
16.5	Construction Document Requirements	16-4
16.6	Final Plat Requirements	16-7
16.7	Final Plat Required Certifications	16-9
16.8	Record Plat Requirement	16-11
16.9	Floodplain Development Permit Requirements	16-12
16.10	Landscape Plan Requirements	16-12
16.11	Lighting Plan Requirements	16-13
16.12	Building Design Plan Requirements	16-13
16.13	Transportation Impact Analysis	16-14
<b>17.0</b>	<b>Violations and Penalties</b>	17-1
17.1	Complaints Regarding Violations	17-1
17.2	Penalties for Transferring Lots in Unapproved Subdivisions	17-1
17.3	Penalties for Violation	17-1
<b>18.0</b>	<b>Definitions</b>	18-1
18.1	Intent	18-1
18.2	Interpretation	18-1